



Bonnie Verbitsky
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September 1, 2015

Dear Anna,

Thank you for meeting with me some weeks ago. It appears that the Gateway Project has been in the works for a long time. Many residents do not know anything about it.

Firstly, there are many positives in your Gateway Proposal concerning these commercially zoned lots which abut a large residential area behind the highway

Most appreciated are the barn-like architecture mandated for these buildings which is in keeping with the charm of our rural town.

The environmental issue is a major concern as the Nitric systems are new. The concept of them is ideal to help prevent septic runoffs into our wetlands and ponds. However, what happens if they malfunction? And why is it placed so close to Kellis Pond and the Wetlands on the Gateway Map?

The most important problem many of us see is the MASSIVENESS of this proposal for another shopping center across from another large shopping center, BH Commons at the entrance of our small hamlet of Bridgehampton. 10 large structures! Large parking lot.

The proposal is to change the existing zoning for 1 story buildings...why is this being changed?

Taller structures will change the charm and feel of our hamlet.

In addition, we have only ONE policeman assigned to all of Bridgehampton...how do you propose to handle the crime which will certainly ensue?

As you are well aware there are many questions to be answered and I look forward to attending the future meetings regarding this issue.

Thanks again for taking time from your hectic schedule to see me.

Best Regards,
Bonnie Verbitsky

Bonnie A. Verbitsky
(Bonnie)

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SEP 03 2015

TO: ANNA THRONE-HOLZ
FROM: BONNIE VERBITSKY

SUPERVISOR'S OFFICE

SEPTEMBER 1, 2015

I have lived in Bridgehampton for 30 years. We take pride in our special historic hamlet that connects Southampton and Easthampton. The appeal for the last 50 years is Bridgehampton's rural and charming village. The land surrounding our village is mostly residential and we want to keep it this way. While some change is inevitable, most of us residing here want stricter zoning in order to prevent large buildings described in the Gateway proposal from being built near our homes and across from a large shopping center.

As written in many articles in the Southampton Press and the NY times, the East End is being overrun by developers. Please help us maintain our way of life we all came here to enjoy.

The Bridgehampton Gateway Proposal

THE TOWN OF SOUTHAMPTON WANTS TO CHANGE THE EXISTING ZONING THAT WAS INSTITUTED MANY YEARS AGO. THE EXISTING ZONING LAWS WERE DESIGNED TO KEEP DEVELOPERS FROM BUILDING OVERSIZED BUILDINGS IN THE BRIDGEHAMPTON HIGHWAY BUSINESS DISTRICT. (S.R. 27).

KEEP THE ZONING THE SAME

GATEWAY PROPOSAL FOR THE DEVELOPER, CARROL KONNORS, INC. -TO BUILD 10 LARGE BUILDINGS PLUS 30 AFFORDABLE HOUSING APARTMENTS ON THESE LOTS AT THE ENTRANCE OF THE QUIET AND CHARMING HAMLET OF BRIDGEHAMPTON., DIRECTLY ACROSS FROM THE BRIDGEHAMPTON COMMONS SHOPPING CENTER ON MONTAUK HIGHWAY.

THE PROPERTY FOR GATEWAY PROPOSAL ARE THE EMPTY LOTS ON MONTAUK HIGHWAY -AREA ABUTS HIGH END RESIDENTIAL ZONING.

-LOCATED ON THE SOUTHSIDE OF MONTAUK HIGHWAY IN THE HAMLET OF BRIDGEHAMPTON. MOST OF THE LAND IS VACANT EXCEPT THE EXISTING CARVEL. THE OUTER BOUNDARIES OF THE PROPERTY ARE:

***TO THE NORTH, THE MONTAUK HIGHWAY RIGHT OF WAY**

***TO THE SOUTH, KELLIS POND, AND ASSOCIATED WETLANDS AND RESIDENTIAL DEVELOPMENT**

***TO THE EAST, COMMERCIALY DEVELOPED PROPERTY**

***TO THE WEST, RESIDENTIALLY DEVELOPED LOTS**

MOST OF THIS PROPERTY WAS ONCE OWNED BY LEN RIGGIO WHO WANTED TO BUILD AN OVERSIZED BARNES AND NOBLES COMPLETE WITH A CAFE ETC. AND THE TOWN BOARD TURNED HIM DOWN. THE ZONING WAS TO PREVENT OVERSIZED BUILDINGS IN THIS AREA.

STOP OVERDEVELOPMENT. WE HAVE A SHOPPING CENTER WHICH WAS PLACED STRATEGICALLY ON THE NORTH SIDE OF THE HIGHWAY IN BRIDGEHAMPTON MANY YEARS AGO.

TRAFFIC FLOW IS A MESS. GATEWAY -A MASSIVE PROPOSAL -TRAFFIC IS ALREADY HORRIFIC. THIS SUMMER WORST THEN EVER. MID WEEK, AT 1 P.M., THROUGH 5 P.M. BUTTER LANE TO WATER MILL, TRAFFIC VIRTUALLY AT A STANDSTILL!

HIGHWAY CONGESTION- PEOPLE TRYING TO GET THEIR HOMES, JOB WORKERS, DELIVERY TRUCKS, WEST AND EAST OF BRIDGEHAMPTON. MONTAUK HIGHWAY - BACKED UP AT EVERY INTERSECTION. ACCIDENT RATES IN VILLAGE INCREASED.

AFFORDABLE HOUSING- KONNER NOW OWNS ALL THESE LOTS AND IS WORKING WITH THE TOWN TO PASS NEW ZONING BY PROPOSING TO BUILD 30 APARTMENTS. BUILD AFFORDABLE HOUSING IN A MORE AGREEABLE AND SAFER LOCATION, NOT ON MONTAUK HIGHWAY IN A SHOPPING CENTER. LOTS OF LAND NORTH OF THE HIGHWAY. IT HEIGHTENS DANGER TO FAMILIES CROSSING THE HIGHWAY BY FOOT TO THE BH COMMONS CENTER. AMONG OTHER ISSUES, I.E. AN INCREASE IN ALREADY EXISTING TRAFFIC STANDSTILLS ON MONTAUK HIGHWAY BRIDGEHAMPTON AND VILLAGES EAST.

THE BH GATEWAY PROPOSAL NEEDS TO BE MODIFIED TO SUIT THE NEEDS AND DESIRES OF THE COMMUNITY OF BRIDGEHAMPTON BY STAYING WITHIN THE EXISTING ZONING LAWS. A CHARMING BARN STYLE MANDATE FOR STRUCTURES IN THE PROPOSAL IS GOOD.

**CVS IS BEING CONSIDERED ONCE AGAIN FOR AN 11,000 SQUARE FOOT EDIFICE ON THIS PROPERTY. CVS OPENED FOR 24 HOURS-NATIONWIDE HAS A RECORD OF MANY CRIMINAL ACTIVITIES DUE TO THESE HOURS. LIMIT STORE HOURS IN PROPOSAL
FACT- WE CURRENTLY HAVE ONE POLICE OFFICER PATROLLING BRIDGEHAMPTON FROM THE PRINCESS DINER IN SOUTHAMPTON TO TOWN LINE ROAD.
WHAT WILL HAPPEN TO OUR VILLAGE OF PEACE AND TRANQUILITY?**

WASTE SYSTEM- THE TOWN SAID THAT THE KONNER PLAN INCLUDED THE NITRIC WASTE PLANT ON THE SITE. THIS SYSTEM ELIMINATES SEPTIC RUN OFF INTO KELLIS CREEK AND POND WHICH IS KILLING OFF OUR WILDLIFE! NITRIC SYTEM SEEMS TO BE WORKING WELL IN SOME PLACES. BUT WHO WILL CHECK ON THE SYSTEM IF IT SHOULD MALFUNCTION? WHAT THREAT CAN IT POSE TO NEARBY HOMES, POND AND CREEK? WHY IS IT PLACED NEAR THE WETLANDS AND POND AREA IN PROPOSAL?

BUSINESS'S SHOULD SHARE MANDATORY PAYMENT FOR AN ENVIRONMENTALLY SAFE AND APPROVED WASTE TREATMENT WITHIN OUR CURRENT ZONING LAWS.

TOWNS THAT PREVENTED OVER DEVELOPMENT....STRICTER ZONING LAWS UPHELD LIKE TOWNS SUCH AS SAG HARBOR, RYE, N.Y. AND GREENWICH, CT. THESE TOWNS HAVE MAINTAINED THERE CHARM AND DIGNITY FOR OVER THE PAST 60 YEARS. THE SOUTHAMPTON PRESS -TAX DOLLARS GENERATED FROM THIS PROPOSAL ALLOCATED TO AID THE SOUTHAMPTON HIGH SCHOOL, NOT BRIDGEHAMPTON HIGH SCHOOL.

STOP OVER DEVELOPMENT-THE BEAUTY OF THE EAST END VILLAGES ARE THE SMALL BUSINESSES AND ONE STORY BUILDINGS. VOTE NO TO CHANGING THE ZONING IN BH BUSINESS DISTRICT S.R. 27.

Sincerely,

Bonnie Verbitsky

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Bonnie Ann Verbitsky
(Bonnie)